

80 Hawkfield Crescent NW
Calgary, Alberta

MLS # A2284718



\$899,900

Division:	Hawkwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,074 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.16 Acre		
Lot Feat:	Few Trees, Gentle Sloping, No Neighbours Behind, Rectangular Lot, Views		

Heating:	High Efficiency, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-25-2-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, Dry Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	Electric Fire Place		

Experience the pinnacle of contemporary living at 80 Hawkfield Crescent NW, where stunning mountain views meet an unbeatable Hawkwood location. Set within one of Northwest Calgary's most established and family-focused communities, this extensively renovated home blends the quality of a new build with the charm of a mature neighbourhood. Positioned on a rare 7,000 sq. ft. lot framed by six mature trees, the property offers exceptional privacy, natural beauty, and walkability—just minutes from top-rated schools, the public library, transit, parks, and the vibrant amenities of Crowfoot Crossing. Spanning approximately 2,075 sq. ft. above grade with a total of over 3,100 sq. ft. of finished space, this residence has been reimagined with uncompromising attention to detail. The open-concept main level is designed for modern living and effortless entertaining, featuring brand-new flooring, upgraded lighting, fresh paint, a dedicated bar area, and a striking designer fireplace wall. The fully remodelled chef's kitchen showcases single-tone custom cabinetry, premium quartz countertops with a matching full-slab backsplash, and a new stainless steel appliance package complete with built-in oven and microwave. Sliding doors create a seamless transition to the spacious deck—perfect for summer barbecues and indoor-outdoor gatherings. Upstairs, a versatile open loft provides an ideal family hub, while the primary suite offers a true retreat with a luxurious 5-piece ensuite featuring a free-standing tub, double vanity, and custom tiled shower. Two additional well-sized bedrooms complete the upper level. The intelligently designed lower level maximizes both functionality and value, offering a City-approved 817 sq. ft. legal suite alongside a private 231 sq. ft. soundproofed flex space reserved for the main home. The legal suite

includes its own entrance, a brand-new dedicated furnace, an oversized kitchen counter, abundant cabinetry, and a bright bedroom with a walk-in closet—making it an ideal mortgage helper or extended-family suite. The main residence retains access to a dedicated laundry area and the soundproofed flex room, perfect for a home theatre, executive office, gym, or children’s play zone. Beyond its aesthetic upgrades, the home has undergone significant mechanical improvements, including a brand-new electrical panel, updated plumbing and ductwork, and two furnaces for optimal climate control. Exterior enhancements include fresh paint, modern lighting, and a double attached garage featuring a new 4-panel windowed door with a whisper-quiet Chamberlain motor. An oversized driveway accommodates up to four additional vehicles with ease. With panoramic mountain vistas, a fully legal suite, extensive renovations, and a prime location steps from every essential amenity, 80 Hawkfield Crescent NW represents a rare opportunity to own a substantially upgraded home on an oversized lot in one of Calgary’s most desirable Northwest communities.